



# PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members  
HAL KISSLER, Vice Chair  
LORI CHERRY  
NAT DIBUDUO  
JAIME HOLT  
SEROP TOROSSIAN  
CHARLES VANG

Planning and Development  
Director/Secretary  
NICK P. YOVINO

Deputy City Attorney  
KATHRYN C. PHELAN

*The Planning Commission welcomes you to this meeting.*

**April 19, 2006**

**Wednesday**

**6:00 p.m. to 9:30 p.m.**

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

**IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

**A. Minutes – Meeting Minutes of February 15, 2006**

**B. Communications**

**C. Entitlements**

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

- A. Consideration of Plan Amendment Application No. A-05-12, Rezone Application No. R-05-77, and environmental findings, filed by Dale Mell on behalf of Mike Pistoiresi, pertaining to approximately 30 acres of property located on the southwest corner of West California and South West Avenues. ***(Continued from meeting of March 29, 2006.)***

- 1. Environmental Assessment No. A-05-12/R-05-77, determination of initial study to file a Mitigated Negative Declaration.
- 2. Plan Amendment Application No. A-05-12 proposes to amend the 2025 Fresno General Plan and the Edison Community Plan from the office commercial planned land use designation to the medium density residential land use designation for the easterly 10 acres of the 30-acre project site.
- 3. Rezone Application No. R-05-77 proposes to rezone the entire 30-acre subject property from the AL-20 (*Limited Twenty Acre Agricultural, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
  - Edison Community Plan
  - Council District 3 (Councilmember Sterling)
  - Staff Member: Shelby Chamberlain
  - Staff Recommendation: Recommend Approval
  - Will be considered by the City Council

**VIII. NEW MATTERS**

- A. Consideration of Rezone Application No. R-05-86, Vesting Tentative Tract Map No. 5586/UGM, and environmental findings, filed by Provost and Pritchard Engineering Group on behalf of subdivider North Hayes 73 LLC, and property owners Robert and Gail Broome, Jacqueline Broome Trustee, and Jacqueline Vawter, pertaining to three parcels comprising 17.10± acres of property located on the east side of North Hayes Avenue between West McKinley and West Olive Avenues in the unincorporated portion of the city's sphere of influence (1730, 1800, and 1802 North Hayes Avenue).
1. Environmental Assessment No. A-05-86/T-5586, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-05-86 proposes to rezone the subject property from the RR (*Rural Residential, Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
  3. Vesting Tentative Tract Map No. 5586/UGM proposes to subdivide the subject property into up to a 72-lot single family residential subdivision with at least 3 outlots for utility and open space purposes.
    - West Area Community Plan
    - Council District 3 (Councilmember Sterling)
    - Staff Member: Sandra Brock
    - Staff Recommendation: Recommend Approval of the Rezone Application;  
Approve the Vesting Tentative Tract Map
    - Will be considered by the City Council (Rezone Application only)
- B. Consideration of Rezone Application No. R-05-98, Site Plan Review Application No. S-05-504, and environmental findings, filed by Mostafa Heidari, pertaining to 0.08 acres of property located on the north side of West Herndon Avenue frontage road, on the easterly side of an adjacent alleyway between North San Pablo and North Sugar Pine Avenues.
1. Environmental Assessment No. R-05-98/S-05-504, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
  2. Rezone Application No. R-05-98 proposes to rezone the subject property from the R-1/EA (*Single Family Residential/Expressway Area Overlay*) zone district to the C-6/EA (*Heavy Commercial/Expressway Area Overlay*) zone district.
  3. Site Plan Review Application No. S-05-504 proposes to construct a 914 square-foot single story building for use as an automobile repair facility
    - Bullard Community Plan
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Donn Beedle
    - Staff Recommendation: Recommend Approval of the Rezone Application;  
Approve the Site Plan Review Application
    - Will be considered by the City Council (Rezone Application only)

**VIII. NEW MATTERS (Continued)**

C. Consideration of Rezone Application No. R-06-05, and environmental findings, filed by Yamabe and Horn on behalf of Lennar Fresno Inc., pertaining to 0.65 acre of property located on the east side of South Armstrong Avenue between East Butler and East Lowe Avenues.

1. Environmental Assessment No. R-06-05/TPM-2006-04, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-06-05 proposes to rezone the subject property from the AE-20 (*Exclusive Twenty Acre Agricultural*) zone district to the R-1 (*Single Family Residential*) zone district.
  - Roosevelt Community Plan
  - Council District 5 (Councilmember Dages)
  - Staff Member: Meenakshi Singh
  - Staff Recommendation: Recommend Approval
  - Will be considered by the City Council

D. Consideration of Rezone Application No. R-06-07, and environmental findings, filed by the Housing Authorities of the City and County of Fresno, pertaining to approximately 0.25 acre of property located on the west side of B Street between Calaveras and Stanislaus Streets.

1. Environmental Assessment No. R-06-07/V-06-02/TPM-2006-06, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-06-07 proposes to rezone the subject property from the R-2-A/BA (*Low Density Multiple Family Residential, One Story/Boulevard Area*) zone district to the R-2/BA (*Low Density Multiple Family Residential/Boulevard Area*) zone district.
  - Fresno-Chandler Downtown Airport Master and Environs Plan
  - General Neighborhood Renewal Area Project Redevelopment Plan (GNRA)
  - Edison Community Plan
  - Council District 3 (Councilmember Sterling)
  - Staff Member: Paul Bernal
  - Staff Recommendation: Recommend Approval
  - Will be considered by the City Council

**VIII. NEW MATTERS (Continued)**

- E. Consideration of Vesting Tentative Tract Map No. 5469/UGM, Conditional Use Permit Application No. C-05-192, and environmental findings, filed by Mid Valley Financial Partners, pertaining to 4.6 acres of property located on the west side of North Clovis Avenue between East Belmont and East Tulare Avenues.
1. Environmental Assessment No. T-5469/C-05-192, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
  2. Vesting Tentative Tract Map No. 5469/UGM proposes to subdivide the subject property into a 38-lot single family residential nonclustered planned development subdivision with one outlot.
  3. Conditional Use Permit Application No. C-05-192 proposes a nonclustered planned development with reduced setbacks, lot sizes, and private streets.
    - Roosevelt Community Plan Area
    - Council District 5 (Councilmember Dages)
    - Staff Member: Mike Sanchez
    - Staff Recommendation: Approval
    - May be considered by City Council
- F. Consideration of an appeal of the action of the Planning and Development Director approving Conditional Use Permit Application No. C-05-264, and environmental findings, filed by Harsharan Singh, pertaining to approximately 1.26 acres located on the southeast corner of West Shields and North Fruit Avenues (425 West Shields Avenue).
1. Environmental Assessment No. C-05-264, determination of Initial Study to file a Categorical Exemption from the requirements of the California Environmental Quality Act.
  2. Conditional Use Permit Application No. C-05-264 proposes an upgrade from the current State of California Alcoholic Beverage Control (ABC) license of off-sale beer and wine (Type 20) to an ABC license for the off-sale of beer, wine, and distilled spirits (hard liquor) (Type 21) at an existing food market.
    - Tower District Specific Plan
    - Fresno High-Roeding Community Plan Area
    - Council District 1 (Councilmember Boyajian)
    - Staff Member: Mikeal Chico
    - Staff Recommendation: Deny the Appeal; Uphold Director's Action of Approval
    - May be considered by City Council

**IX. REPORT FROM SECRETARY**

**X. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XI. ADJOURNMENT**